

PRELIMINARY FOREST CONSERVATION PLANS
OF THE
ANNAPOLIS TOWNE POINTE

TAX MAP 51A, BLOCK 24, PARCELS 6, 8, AND 45
TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10
TAX MAP 51D, BLOCK 6, PARCELS 70, 391, AND 392
DORSEY DRIVE AND TYDING DRIVE
ANNAPOLIS, MARYLAND 21401

SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R4/R1B/B2 CITY

GENERAL NOTES

OWNERS
HOGAN REAL ESTATE PARTNERS, LLC
2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21401

DEVELOPER
WILLIAMSBURG GROUP
C/O WHITEHALL DEVELOPMENT, LLC
ATTN: ELIOT POWELL, PRESIDENT
164 CONDUIT STREET
ANNAPOLIS, MD 21401
410-268-8888

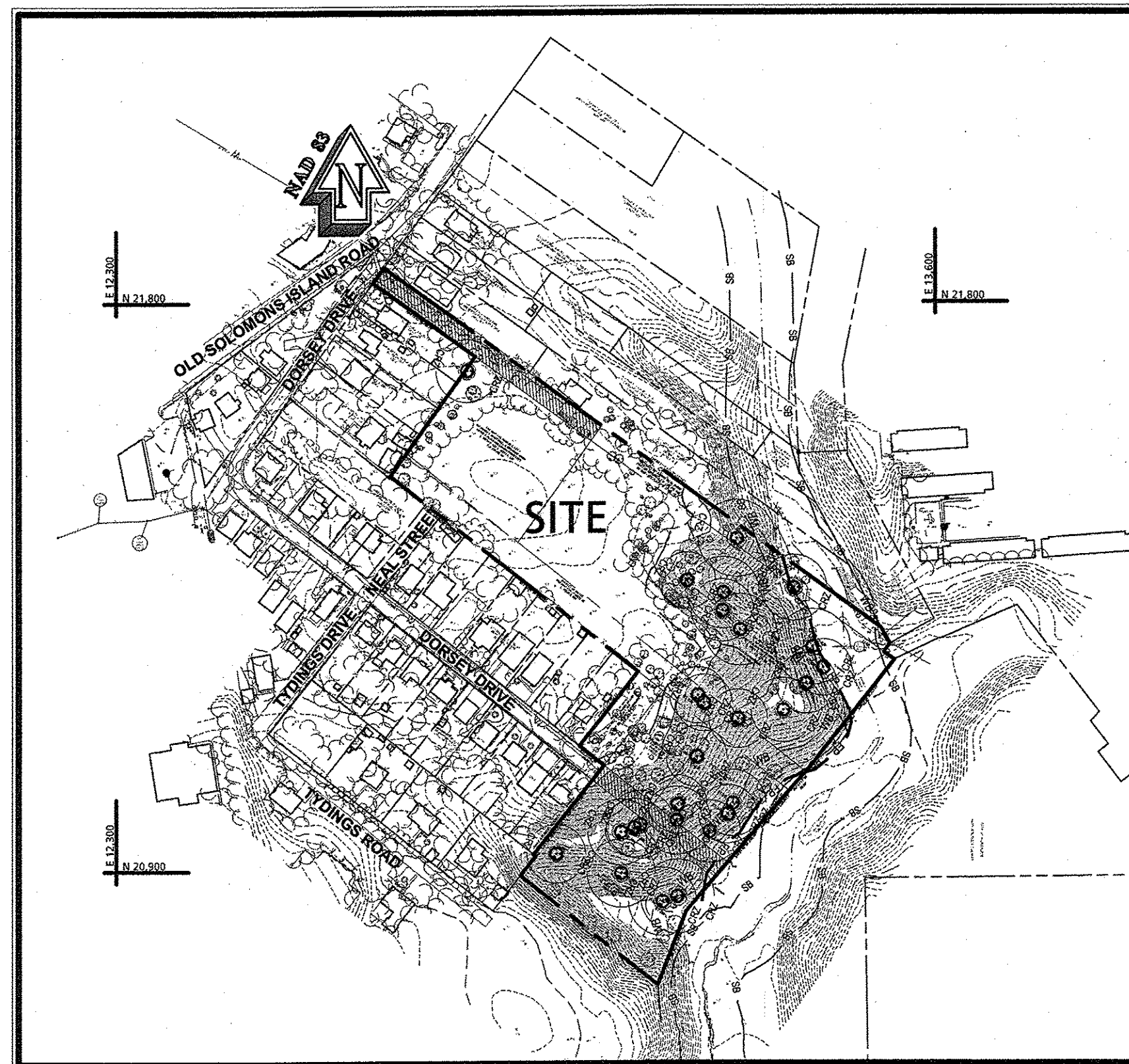
- A. TOTAL SITE AREA = 7.65 ACRES ±
B. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
C. THE PROPERTY DESCRIBED HEREIN IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0231E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
D. NO RARE, THREATENED, OR ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
E. NO KNOWN HISTORIC STRUCTURES ARE LOCATED ON THE PROPERTY.

FOREST PROTECTION NOTES:

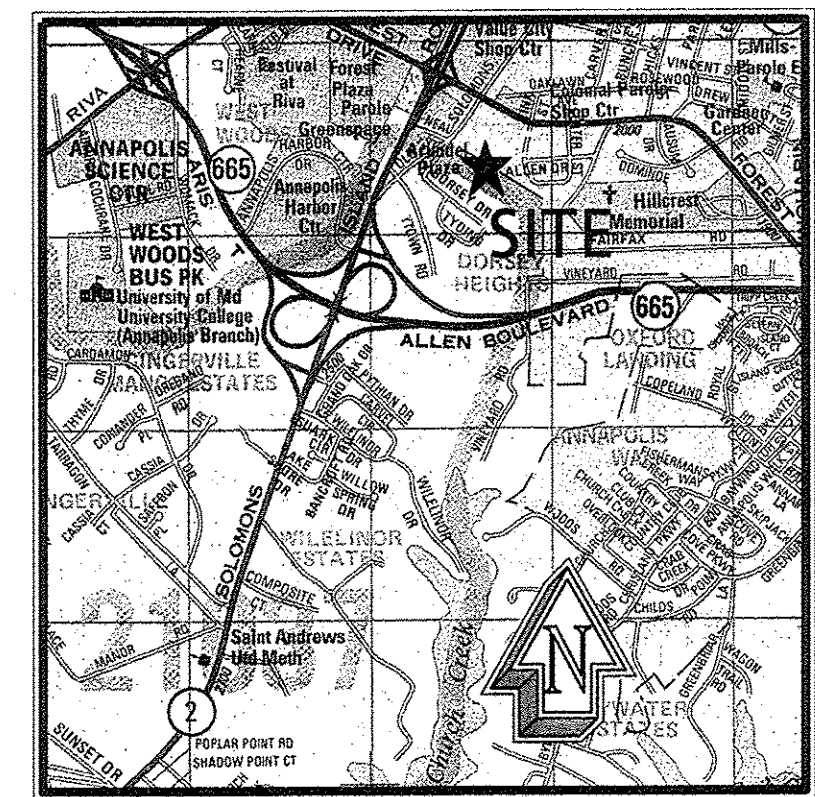
- THE FCP SHALL LOCATE AND DESCRIBE ANY PROTECTION MECHANISMS TO BE INSTALLED TO PROTECT RETENTION AREAS DURING AND AFTER CONSTRUCTION. THESE MECHANISMS SHALL BE FIELD LOCATED AND APPROVED BY INSPECTION PRIOR TO THE START OF CONSTRUCTION.

- ANY CLEARING, GRADING OR CONSTRUCTION WITHIN 50 FEET OF THE RETENTION AREA WILL REQUIRE PROTECTIVE DEVICES, INCLUDING BUT NOT LIMITED TO, FENCING OR ADAPTED SEDIMENT AND EROSION CONTROL DEVICES AND SIGNS AS INDICATED IN THE APPROVED FCP. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION COMPLETION, FINAL INSPECTION, AND AN OCCUPANCY PERMIT, UNLESS WAIVED BY THE APPROVING AUTHORITY. MORE INFORMATION ON PROTECTION DEVICES CAN BE FOUND IN SECTION 3.2.2.

- FURTHERMORE, THE EDGE OF THE RETENTION AREA WILL NEED TO BE STAKED BY THE APPLICANT AND APPROVED BY THE AUTHORITY PRIOR TO CLEARING. THIS FIELD EDGE SHOULD BE ADJUSTED ALONG THE CRITICAL ROOT ZONES OF THE TREES IN THE PROPOSED RETENTION AREA.



LOCATION MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=2000'
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SITE LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	142
EXISTING SLOPES 15% TO 25%	15% TO 25%
EXISTING SLOPES GREATER THAN 25%	GREATER THAN 25%
EXISTING FENCE	X X X X
EXISTING SOILS BOUNDARY	---
EXISTING SOILS DESIGNATION	SME
EXISTING UTILITY POLE W/ OVERHEAD WIRE	W W W W
EXISTING WATER	W W W W
EXISTING FORCE MAIN	FM FM FM FM
EXISTING SEWER	SS SS SS SS
EXISTING STORM DRAIN	SD SD SD SD
EXISTING ZONING BOUNDARY	---
EXISTING ZONING DESIGNATION	R10
EXISTING TREELINE	---
EXISTING SPECIMEN TREE	CRZ CRZ
EXISTING CRITICAL ROOT ZONE	CRZ CRZ
PROPOSED WATER	---
PROPOSED SEWER	---
PROPOSED STORM DRAIN	---
PROPOSED CONTOUR	142
PROPOSED SPOT ELEVATION	+ 30x50
PROPOSED PRIVATE ROAD	---
PROPOSED MICROBIORETENTION AREA	---
PROPOSED PERVIOUS PAVERS	---
PROPOSED FOREST CONSERVATION AREA	---
PROPOSED LIMIT OF DISTURBANCE	---
TREE PROTECTION FENCE	TPF TPF
PROPOSED RETAINING WALL	---

DRAWING INDEX

SHEET NO	SHEET TITLE
1 OF 4	COVER SHEET
2 OF 4	PRELIMINARY FOREST CONSERVATION PLAN
3 OF 4	PRELIMINARY FOREST CONSERVATION PLAN NOTES
4 OF 4	PRELIMINARY FOREST CONSERVATION DETAILS

FOREST CONSERVATION WORKSHEET
Version 2.0
08-Jul-14

NET TRACT AREA:

A. Total tract area	7.65
B. Area within 100 year floodplain	0.00
C. Other deductions	0.44
D. Net tract area	7.21

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. Afforestation Threshold: 15% x D = 1.08
F. Conservation Threshold: 20% x D = 1.44

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	4.02
H. Area of forest above conservation threshold	2.58

BREAK EVEN POINT:

I. Break Even	1.96
J. Forest clearing permitted without mitigation	2.86

PROPOSED FOREST CLEARING:

K. Total area of forest to be cleared	0.96
L. Total area of forest remaining	3.96

PLANTING REQUIREMENTS:

M. Reforestation for clearing above conservation threshold	0.24	0.00	0.00
N. Reforestation for clearing below conservation threshold	0.00	0.00	0.00
P. Credit for retention above conservation threshold	1.62	0.00	0.00
Q. Total reforestation required	0.00	0.00	0.00
R. Total afforestation required	0.00	0.00	0.00
S. Total reforestation and afforestation required	0.00	0.00	0.00

Klebasko Environmental, LLC
8373 PINEY ORCHARD PARKWAY, SUITE 207
ODENTON, MARYLAND 21113
(410) 672-5990 OFFICE
(410) 672-5993 FAX

FOREST CONSERVATION PLAN
CERTIFIED BY:
Michael J. Klebasko 7/22/14
MICHAEL J. KLEBASKO
KLEBASKO ENVIRONMENTAL, LLC
QUALIFIED PROFESSIONAL PER
(COMAR 08.19.08.01)

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

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Terri Schuman
19593
3/31/16
Expiration Date

Date
JULY 2014

Job Number
10-3572

Scale
AS SHOWN

Drawn By
AMD

Approved By
T. SCHUMAN

Folder Reference
HAYES PROPERTY, OLD SOLOMONS ISLAND ROAD, ANNAPOLIS

PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
FOR THE
ANNAPOLIS TOWNE POINTE
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